

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Cindy Claunch
DOCKET NO.: 06-01263.001-R-1
PARCEL NO.: 22-2-19-24-05-102-016

The parties of record before the Property Tax Appeal Board are Cindy Claunch, the appellant; and the Madison County Board of Review.

The subject property consists of an 80 year-old, two-story brick apartment building that contains 4,724 square feet of living area. Features of the building include central air-conditioning and a full, unfinished basement.

The appellant submitted evidence to the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a grid analysis of three comparable properties located 6 blocks to 0.5 mile from the subject. The comparables consist of two-story brick apartment buildings that range in age from 86 to 106 years and range in size from 3,468 to 4,404 square feet of living area. The comparables were reported to feature central air-conditioning and unfinished basements that range in size from 1,722 to 2,195 square feet. These properties sold between February 2006 and March 2007 for prices ranging from \$12,500 to \$78,450 or from \$3.60 to \$21.55 per square foot of living area. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$26,560.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$28,070 was disclosed. The subject has an estimated market value of \$84,244 or \$17.83 per square foot of living area including land, as reflected by its assessment and Madison County's 2006 three-year median level of assessments of 33.32%. The board of review did not submit any comparables or other evidence in support of the subject's assessment, but did indicate the subject's estimated

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Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds no change in the assessment of the property as established by the Madison County Board of Review is warranted. The correct assessed valuation of the property is:

LAND:	\$	2,280
IMPR.:	\$	25,790
TOTAL:	\$	28,070

Subject only to the State multiplier as applicable.

market value as reflected by its assessment falls within the range of the appellant's own comparables.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Property Tax Appeal Board further finds no reduction in the subject property's assessment is warranted. The appellant argued overvaluation as a basis of the appeal. When market value is the basis of the appeal, the value must be proved by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). After analyzing the market evidence submitted, the Board finds the appellant has failed to overcome this burden.

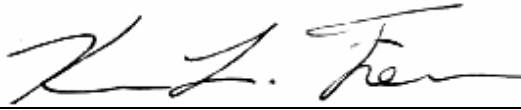
The Board finds the appellant submitted three comparable sales in support of the overvaluation contention. The comparables were generally similar to the subject in terms of design, exterior construction, age and features and sold for prices ranging from \$12,500 to \$78,450 or from \$3.60 to \$21.55 per square foot of living area including land. The subject's estimated market value of \$84,244 or \$17.83 per square foot of living area including land as reflected by its assessment falls within the range of the appellant's own comparables, as indicated by the board of review. Therefore, the Board finds the evidence in the record supports the subject's assessment.

In conclusion, the Board finds the appellant has failed to demonstrate overvaluation by a preponderance of the evidence. Therefore, the Board finds the subject property's assessment as established by the board of review is correct and no reduction is warranted.


This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member



Member

Member

DISSENTING: _____

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: August 14, 2008



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing

complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.